



oxygen

PICCADILLY MANCHESTER

MISREPRESENTATION ACT

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OXYGENMANCHESTER.COM

A wide-angle photograph of a modern building's interior lobby. The space is characterized by large, light-colored concrete pillars and a high ceiling with a series of long, horizontal light fixtures. On the left, a large glass wall offers a view of the street outside, where a woman in a business suit is walking with a green suitcase. In the foreground, a man in a dark suit is walking towards the right, carrying a black briefcase. The floor is a dark, polished material. In the background, a yellow armchair is visible near a glass partition. On the right, a white reception desk is partially visible with the text 'oxyg' and 'METABOLIC MARCH' on it. The word 'Welcome' is overlaid in a large, white, serif font in the center-right of the image.

Welcome

This is Oxygen

Welcome to life at the very top of the UK's second city.

Oxygen is a 31 storey neighbourhood located in Manchester's emerging Piccadilly Basin district. A short walk to the bustling bohemian Northern Quarter and regenerated Piccadilly hub, this new luxury development combines the highest build quality

with 4 star hotel-standard leisure facilities and breathtaking views of a rising global destination.

Introducing a new chapter in city centre living...

Breathe it in...



A 31 storey Neighbourhood

Oxygen is designed as a modern vertical village offering a diverse range of accommodation and amenities to support a thriving new urban community.



Home to 12 luxury family townhouses at ground level, 345 1, 2 and 3 bedroom apartments above and basement car parking below, Oxygen sets a new benchmark in 5 star city living.

Every apartment and townhouse is finished to exceptionally high standards. Full height windows flood the space with natural daylight and balconies offer panoramic views over the city and the Peak District National Park beyond.

At the heart of the building is a vibrant social hub which offers residents a wealth of luxury leisure amenities featuring a gymnasium, spa and shared outdoor spaces including a garden terrace of stepped allotments on the south corner of the building.



“Oxygen is unashamedly high quality — both iconic and accessible. A new benchmark in urban living.”

Jon Matthews 5Plus Architects





Height of luxury



Luxury living from top to bottom

Oxygen is designed with a range of premium amenities woven into the fabric of the building.



Oxygen's spectacular sky garden and communal pavilion offers additional outdoor space to relax and socialise with breathtaking views over Manchester. Spaces are also available for hire on our top levels, so you can entertain your guests in style.

Luxury facilities such as our spa suite hosts a state-of-the-art gym, steam rooms and oxygenated swimming pool providing the ideal place to unwind after a busy day.



At your service



For green fingered residents Oxygen's south facing tiered allotments are a breath of fresh air offering a place to grow and nurture a shared garden. Further conveniences are close at hand on

the street level with space for a shop and cafe on the ground floor of the building. And of course, Oxygen's 24 hour concierge is just a phone call away.

A wide-angle photograph of a modern urban plaza. In the foreground, a large, diverse crowd of people is sitting on a vibrant green lawn, many using yellow lounge chairs. They are enjoying a sunny day, with some people looking towards the camera and others engaged in conversation. In the background, several modern buildings with curved glass facades and blue-tinted windows rise against a clear blue sky. The architecture is contemporary, with clean lines and large glass panels. A decorative graphic of white dots forming a semi-circular arc is overlaid on the right side of the image, framing the text. The overall atmosphere is one of a lively, open public space in a modern city.

The original modern city



Manchester Townhouse

Cultivating culture

Manchester – like its passionate inhabitants – has always had a distinctive personality. From it's industrial fame as 'Cottonopolis' to its thriving sport, music and cultural scene, this is a city that's always bursting with energy.



Voted one of the most vibrant destinations in the UK, Manchester is a city alive with culture. A buzzing arts and music scene plays host to many unique events, such as the world famous Manchester International Festival, alongside a rich and constantly expanding offering of first-class culinary and leisure experiences.

It's global sporting conquests, including Manchester United FC and Manchester City FC, complement one of the fastest growing economies in the UK.





Manchester was named among the world's most liveable cities, most liveable city in the UK and one of the top globally, ahead of London, New York & Rome.

2016 Global Liveability Survey —
The Economist Intelligence Unit

From the boho chic of pop up speakeasy bars to its exclusive restaurants Manchester makes sure all tastes are catered for in it's diverse and exciting food and drink scene. Always at the forefront of fashion, the city's designer boutiques, independent stores keep its sartorially conscious looking sharp and dressed to impress.

Part of Manchester's progressive attitude and youthful energy is fuelled by the 90,000 students that attend its leading universities and colleges, increased to 400,000 students attending universities within an hours drive. One of the largest student populations in Europe, this includes 20,000 international students that travel here from more than 180 countries.

Highest student retention levels in Europe

A bright future ahead

Oxygen is located in the centre of a swathe of new investment connecting the Northern Quarter to Ancoats and New Islington.

The city has one of the fastest growing economies in the UK, with many major strategic developments backed by investors from around the world. A key driver of the Northern Powerhouse Partnership, it has successfully

attracted national and global businesses such as the BBC and Google to establish strategic sites in the city, resulting in real-estate values being among the most stable and rewarding in the world.

80/100

80 of the FTSE 100 companies have a presence in Manchester

£1.5^b

£1.5B Manchester Life MCC and Sheik Mansours ADUG's £1bn 10 year plan

£1.5B Spinningfields mixed use city centre regeneration

£800^m

£800m Manchester Airport Group investment into the airport and business, aviation, science, and biotechnology industries in the surrounding area

£800m Noma 20 acre mixed-use city centre regeneration scheme

£650^m

£650m Media City 200 acre business hub for media, digital and creative



First class connections

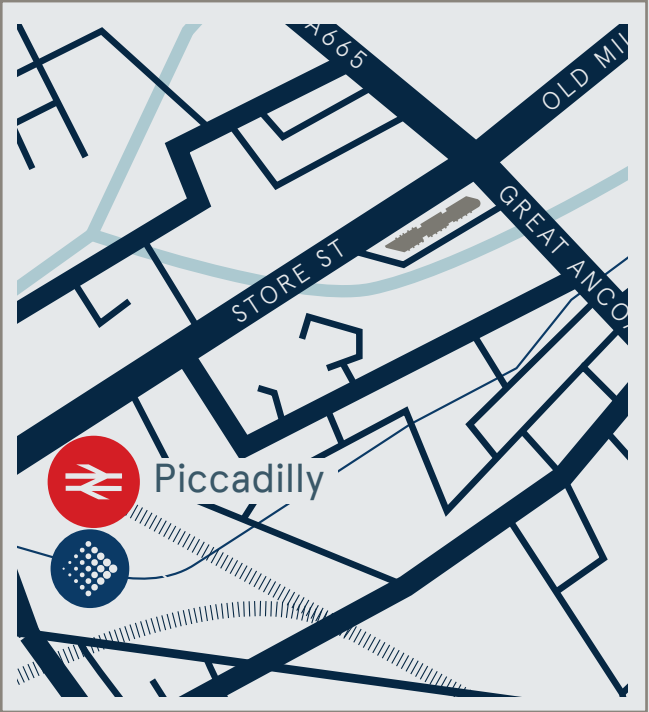


Fig 1.



By foot:
5 minutes to Piccadilly
5 minutes to Northern Quarter
10 minutes to St Peters Square
15 minutes to Spinningfields

- 01. Midland Hotel
- 02. Beetham Tower
- 03. Manchester Town Hall
- 04. Harvey Nichols
- 05. Spinningfields
- 06. Central Library
- 07. Manchester Arndale Centre
- 08. Urban Exchange
- 09. Ethiad Stadium
- 10. University of Manchester
- 11. Home

Beetham Tower

Manchester Central

Manchester Town Hall

St Peters Square

Arndale

Piccadilly Station

Urban Exchange

Oxygen

New Islington Mooring



With the largest airport outside London, Manchester is the ideal touchpoint for connecting with key destinations inside and outside the UK.



CATHAY PACIFIC

QATAR
الخطوط الجوية القطرية

Emirates

الإتحاد
ETIHAD
AIRWAYS

American Airlines

海南航空
HAINAN AIRLINES

SINGAPORE
AIRLINES

Air

Oxygen is just 30 minutes from Manchester Airport. A truly global hub, Manchester provides its 23.5million passengers with direct flights to 225 destinations, including the world's most important cities.

As well as 22 flights a week to Dubai – from operators including Emirates, Qatar and Etihad – there are 4 direct flights a week to Beijing and Hong Kong with Cathay Pacific, Hainan Airlines, and daily flights direct to Singapore with Singapore Airlines.

Rail & HS2

Londons Airports and a host of other locations are easily accessed by Manchester's excellent rail links. Being a key stop for HS2 and HS3 ensures that by 2026 London will be a 1 hour commute on the new High Speed Railway, HS2, while the city's extensive tram network opens up the surrounding areas and beyond with a range of Northern Hub rail investment proposed for the near future.

Road & Bus

From its location at the centre of the UK, Manchester's orbital and linear motorways connect it directly to the other key urban hubs of London, Bristol, Glasgow, Edinburgh, Leeds, Newcastle and Liverpool. Likewise the local bus network connects surrounding areas while national bus services go further afield.





Space to
grow



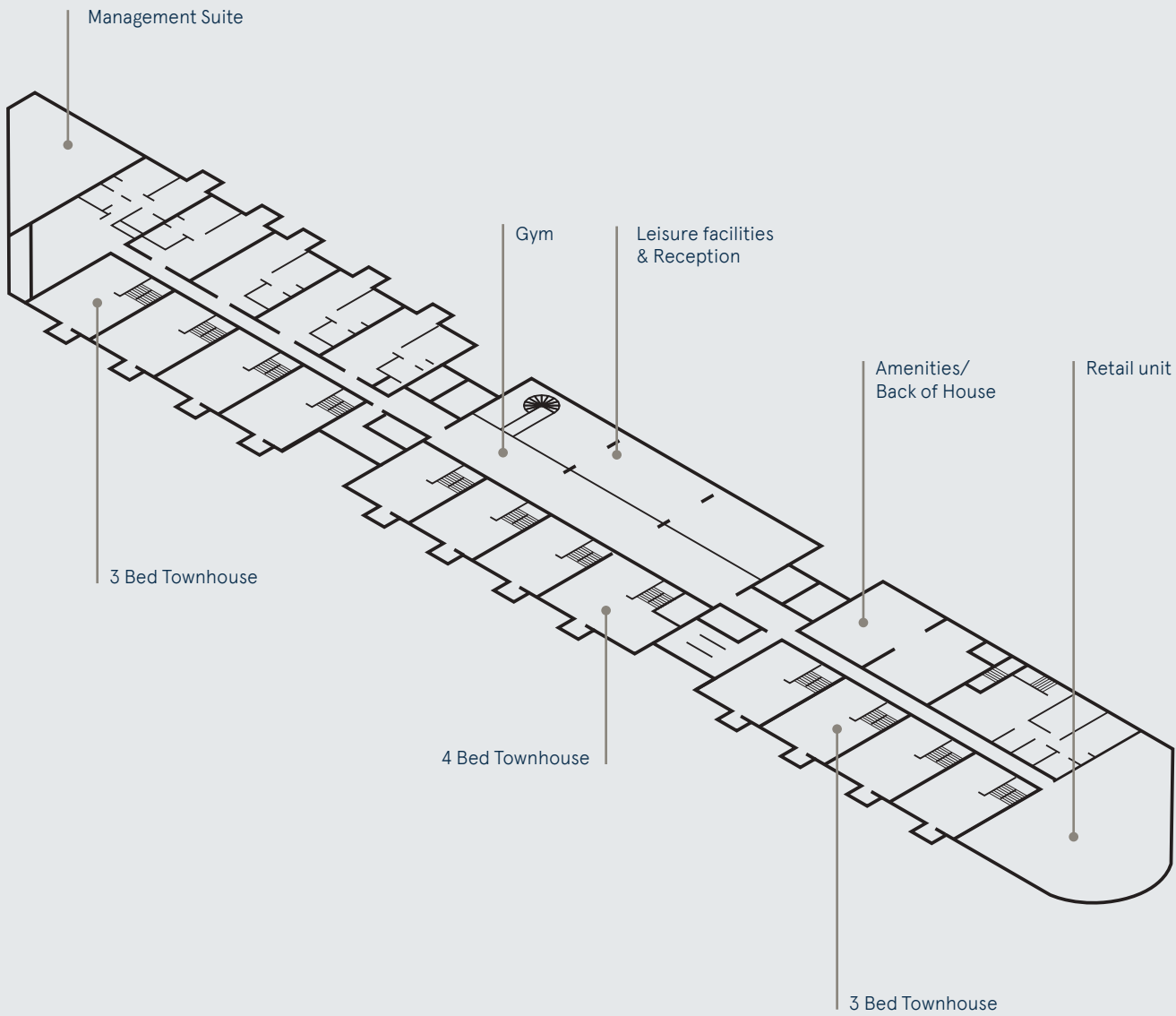
The development

The proposed development has been distilled to three elements: Plinth, Podium and Upper.



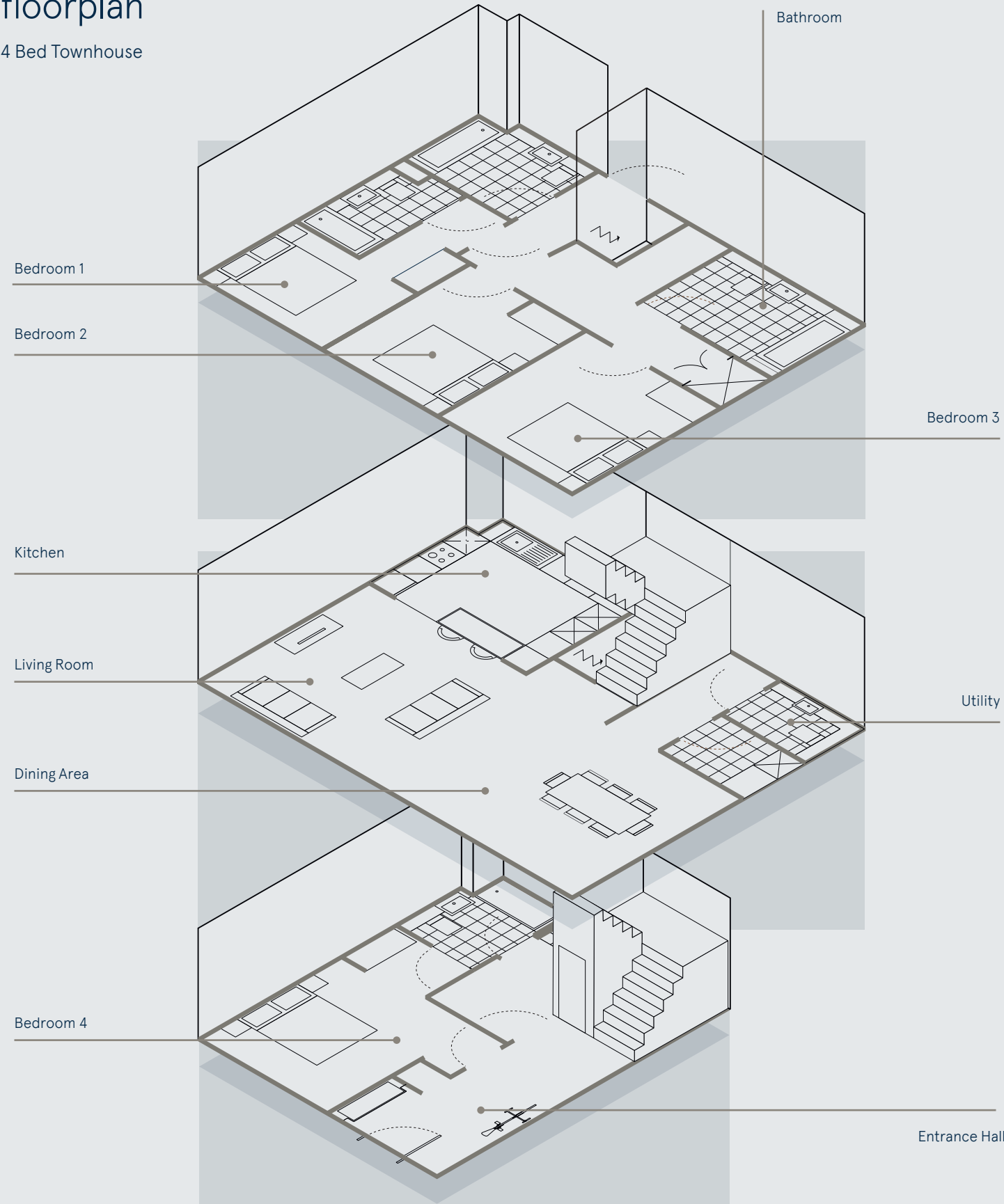
Plinth

Townhouses wrap around the base of the building, providing street activity and attractive frontage. Entrances for the upper floors, and a generous reception, face onto Store Street at the centre of the building. A curved frontage commercial unit is situated facing Great Ancoats Street. Below the Plinth provides basement and surface car parking for 119 cars.



Example floorplan

4 Bed Townhouse

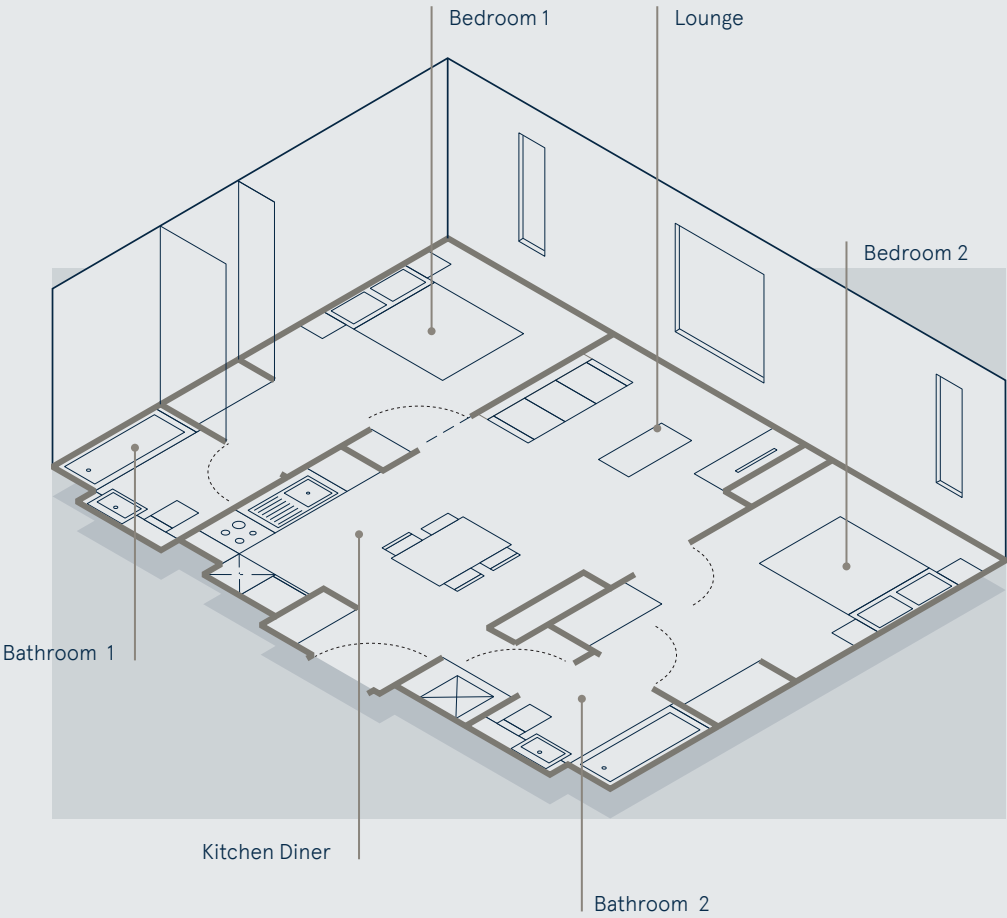


Podium

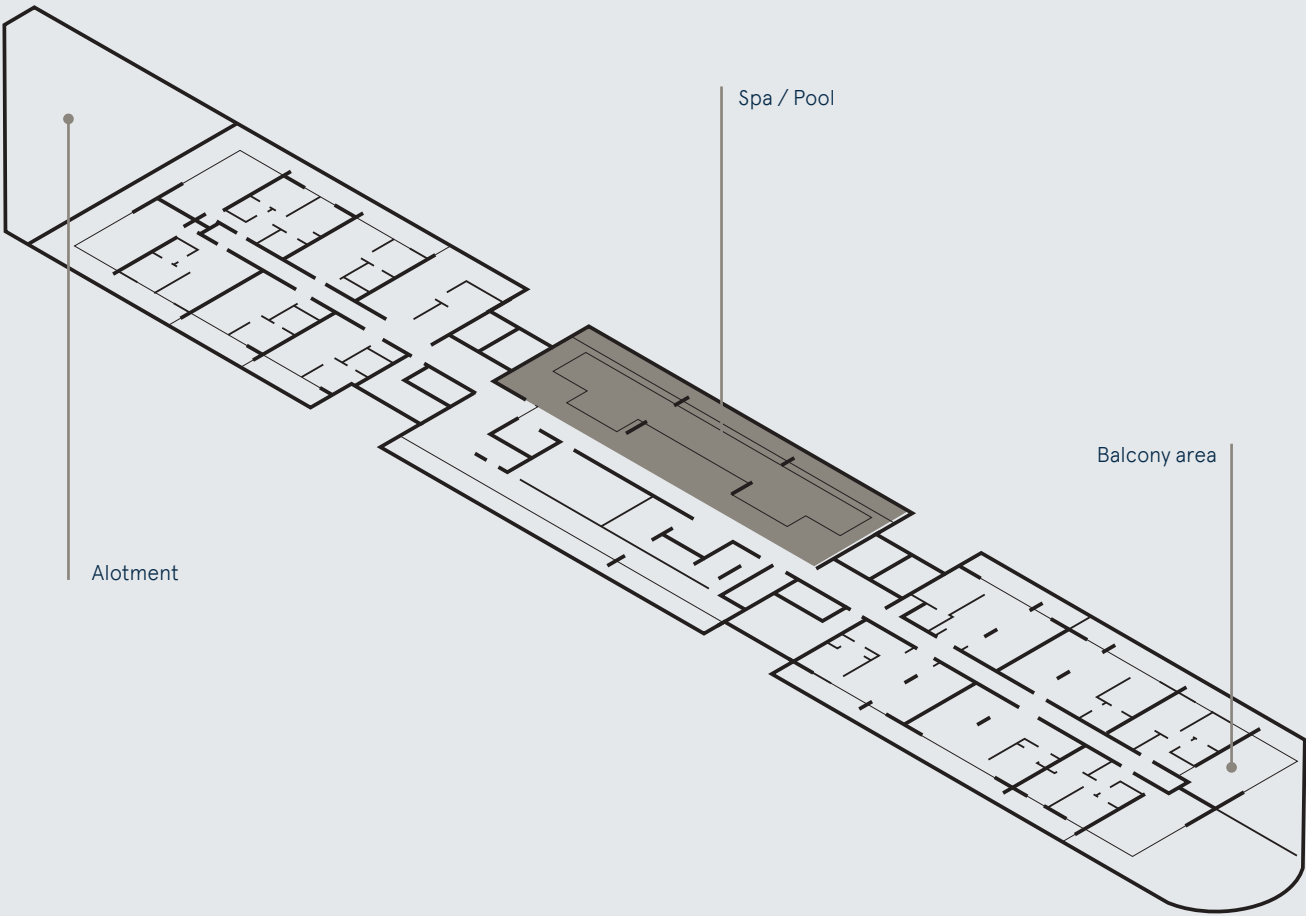
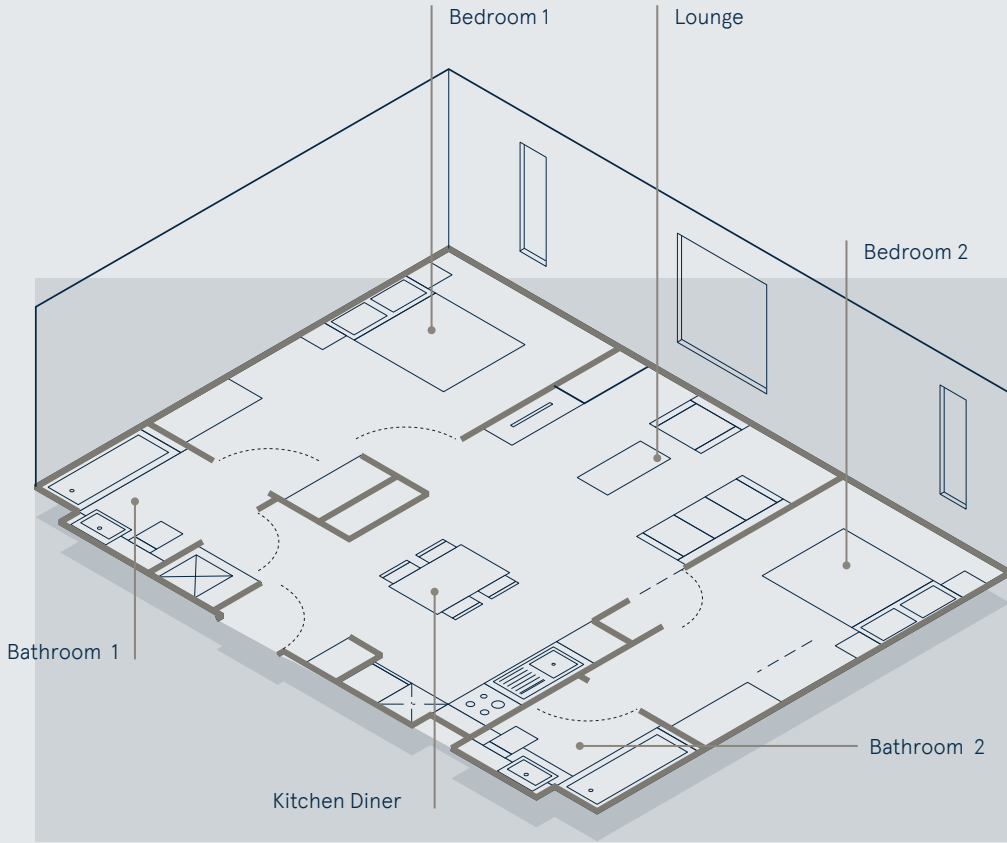
The Podium level sits above the townhouses, set back from the building footprint and provides both internal and external amenity space for residents, creating a new benchmark in urban living.

Example floorplan

2 Bed Layout



2 Bed Layout



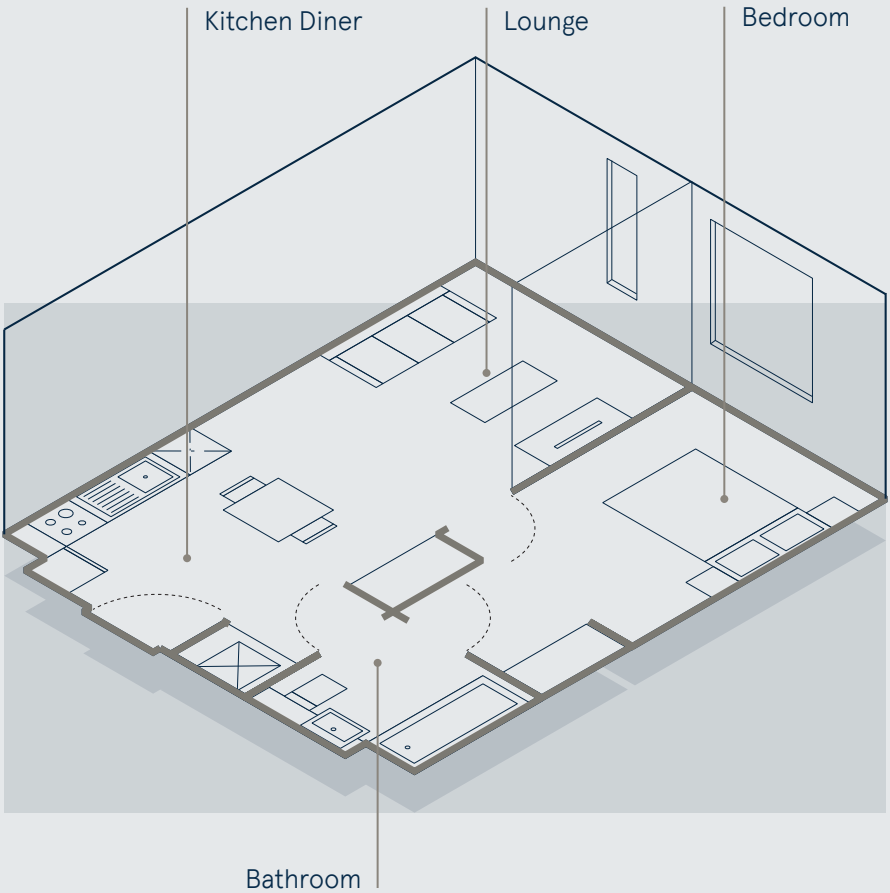


Upper

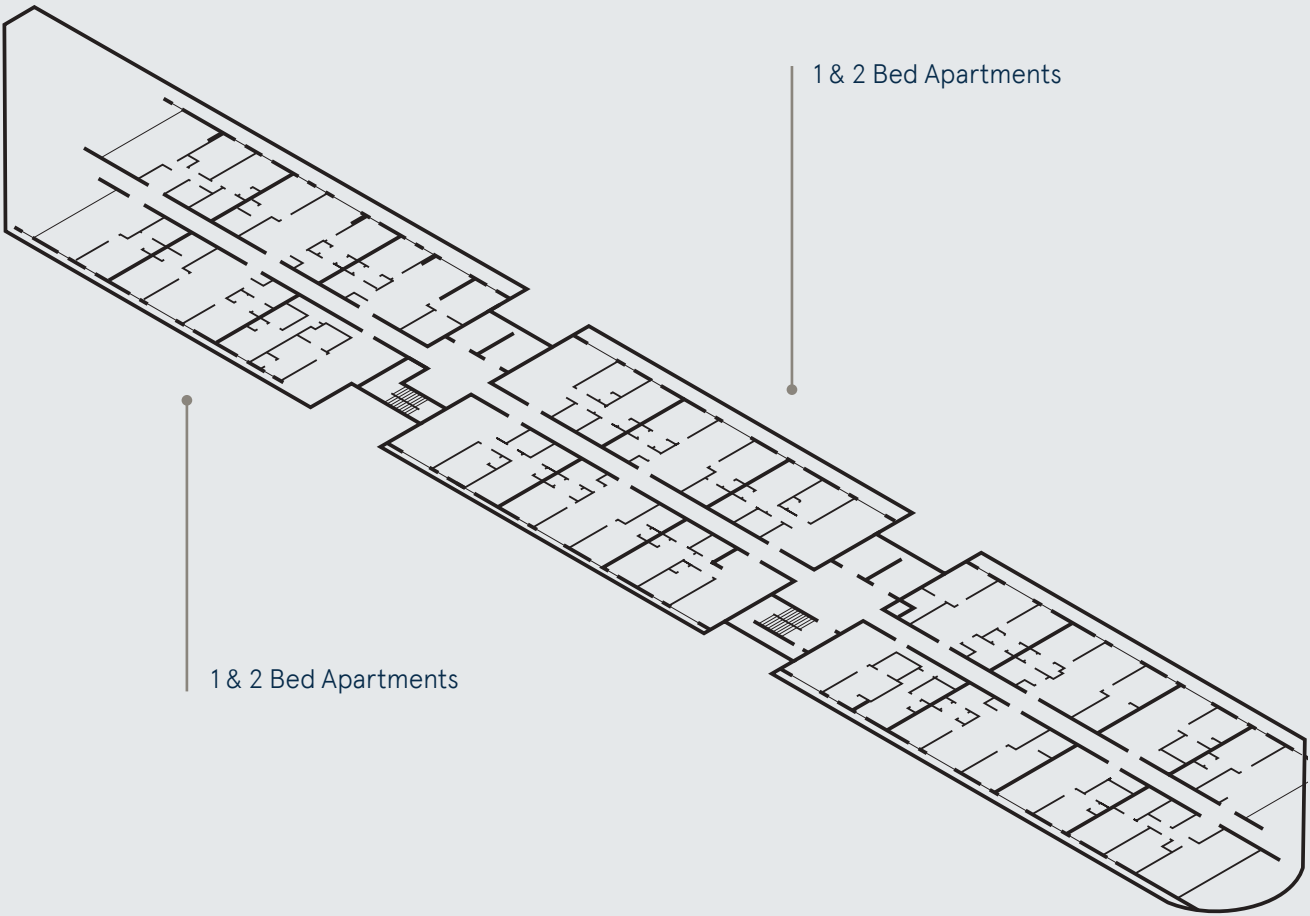
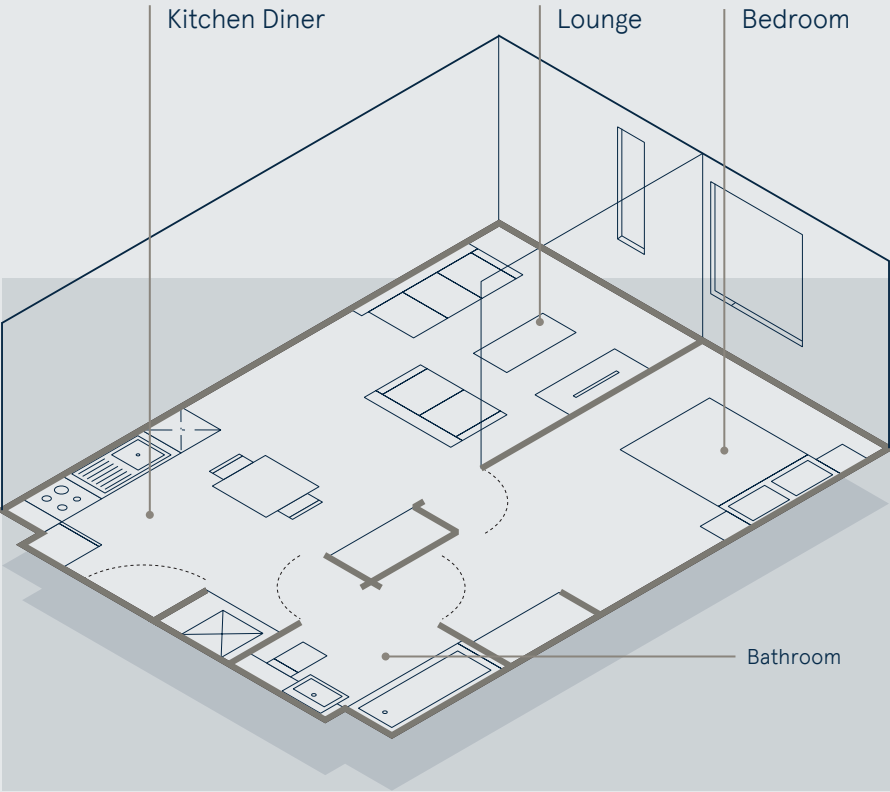
Apartments occupy the upper floors above the podium, and are broken down into three distinct blocks by the visible and animated lift and stair cores, each of which allow natural daylight into common areas. The split blocks provide a large amount of dual aspect apartments with city-wide views.

Example floorplan

1 Bed Layout



1 Bed Layout





Beautifully balanced

An Oxygen apartment or townhouse offers an unprecedented balance of high specification, vibrant location and global connectivity setting a new standard for urban luxury living and property investment.

Building on strong heritage

As a leading Manchester-based property developer and investor, Property Alliance Group (Alliance) has spent 27 years growing a wholly owned mixed UK portfolio of offices, industrial retail, leisure and residential now valued at over £260m.

Grounded in best practice management, we specialise in high quality finishes and luxury living, as evidenced by our existing Manchester portfolio – including AXIS and the lavish Manhattan Off New York Street.

Buy with confidence.

NW Business Insider award:
Accommodation Scheme of 2013

Greater Manchester Chamber
of Commerce award:
Building of the Year –
The Pinnacle, King Street

NW Business Insider award:
Developer of the Year 2011

NW Business Insider award:
Shortlisted Commercial
Development of the Year 2015 –
Trident, Manchester Airport



To understand Oxygen, you need to breathe it in. Speak to one of our team to arrange your unique visit.

Alliance, Making more of Manchester

Alliance takes great pride in its Mancunian roots and strategically works with key partners to enhance Manchester's reputation as a leading city.



GROWING MORE TREES
FOR GREATER MANCHESTER

cityoftrees.org.uk [f/cityoftreesmcr](#) [t/cityoftreesmcr](#)

